

MAINE STATE LEGISLATURE

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STATE OF MAINE
HOUSE OF REPRESENTATIVES
107TH LEGISLATURE

(Filing No. H-591)

COMMITTEE AMENDMENT "A" to H.P. 1275, L.D. 1578, Bill,
"AN ACT Authorizing Regulations Relating to Governmental and
Commercial Buildings within the Capitol Complex Area."

Amend said Bill by striking out all of the Title and inserting
in place thereof the following:

'AN ACT to Establish Revised Boundaries for the Capitol Complex
Area and to Permit the Capitol Planning Commission to Establish
Regulations Relating to Governmental and Commercial Buildings
Within the Capitol Complex Area.'

Further amend said Bill by striking out everything after
the enacting clause and inserting in place thereof the following:

'Sec. 1. 1 MRSA §814, as last repealed and replaced by
PL 1971, c. 544, §2, is repealed and the following enacted in
place thereof:

§ 814. Purchase of real estate

Whenever the Governor and Council determine that public exigencies require the construction of additional buildings, structures, parking spaces or other facilities for the expansion of State Government in the Capitol Area, it may purchase or take by eminent domain real estate in Augusta: The Capitol Area is as defined in the following description. Beginning at the intersection of the easterly line of Florence Street with the northerly line of Capitol Street; thence easterly along said northerly line of Capitol Street to a point of 150 feet westerly of the intersection of the westerly line of Federal Street projected northerly across said Capitol Street and said northerly line of Capitol Street; thence southerly and parallel to said westerly line of Federal Street about 800 feet to Kennedy Brook; thence following the thread of the stream generally easterly to its intersection with the northerly property line of the land of the State of Maine, being part of the Motor Vehicles premises; thence westerly about 60 feet along said property line; thence southerly along said property line about 155 feet; thence easterly along said property line about 140 feet; thence southerly along said property line about 120 feet to the northerly line of Manley Street; thence diagonally and southwesterly across Manley Street to its intersection with the northwesterly corner of other land of the State of Maine, thence southerly

along said property line extended to the northerly line of Glenwood Street; thence along said Glenwood Street easterly to the westerly line of State Street; thence northerly along said State Street about 150 feet to a point opposite the northerly line of Britt Street; thence across State Street and along the northerly line of said Britt Street easterly to its intersection with property of Augusta Sanitary District; thence northerly and easterly as said property line may run to its intersection with the westerly right-of-way line of the Maine Central Railroad Company; thence along said railroad line northerly as the same may run to its intersection with the southerly line of highway Route 201; thence southwesterly along said highway line, as the same may run, to the easterly line of State Street at its intersection with Memorial Traffic Circle; thence across State Street in a northwesterly direction to the southeasterly line of Grove Street at its intersection with Memorial Traffic Circle; thence southwesterly along said Grove Street to the northerly line of Higgins Street; thence across Grove Street; thence southerly along Grove Street to its intersection with the northerly line of Wade Street; thence westerly about 400 feet in a straight line along Wade Street and its northerly line extended to the westerly line of Sewall Street; thence southerly along Sewall Street to the northerly line of Wade Street; where it intersects the westerly line of Sewall Street; thence westerly along the northerly line of Wade Street, and thence continuing in a straight line westerly and parallel to Capitol Street to the easterly line of Florence Street; thence southerly along Florence Street to the point of beginning.

All proceedings under this section shall be in accordance with Title 35, chapter 263.

Sec. 2. 5 MRSA §298, as last repealed and replaced by PL 1973, c. 622, §1, is amended by adding at the end of the last paragraph the following:

Among such rules and regulations, the commission shall adopt and promulgate regulations governing the height, setback, location of driveways, exterior design and materials, landscaping, location of parking and parking ratio of parking area to building area of all buildings erected or reconstructed within the Capitol Area of the City of Augusta, provided that such regulations shall not apply to the erection, reconstruction or repair of buildings which are used for residential purposes and do not exceed 4 dwelling units.

Before adoption of such rules and regulations, the commission shall hold a public hearing. Notice of this public hearing shall appear in the local newspaper on 2 occasions, the last of which must be at least 7 days but no more than 14 days prior to the time fixed for the hearing. Such notice shall contain either the express terms or an informative summary of the proposed rules. The commission shall in addition convey effective notice to persons who are likely to have an interest in the proposed rules.

The rules and regulations to be adopted and promulgated by the commission shall be in accordance with chapter 303.

Such rules and regulations shall be promulgated within 60 days of the effective date of this Act.

Sec. 3. Effective date. Section 1 of this Act shall become effective at such time as the rules and regulations adopted and promulgated by the Commission, as authorized by section 2 of this Act, become effective.

Statement of Fact

The purpose of this amendment is to combine two bills, one of which expands the boundaries of the Capitol Area and the other of which enables the Capitol Planning Commission to adopt and promulgate certain rules relating to the development of the Capitol Area.

Reported by the Committee on State Government.

Reproduced and distributed under the direction of the Clerk of the House.

6/2/75

(Filing No. H-591)

Arthur & Enna Shea, 13 Higgins

Anne Quirion, 93 Grove

Henry & Lena Gardner, 87 & 89 Grove

Edith & Mary White, 85 Grove

Transco Dist. Inc., 81 & 83 Grove

John & Carol Poulin, 1 Higgins

Casco Northern Corp.
170 State

Norman & Gladys Brown, 9 Higgins

Walter & Doris Harris, 11 Higgins

Richard Morrill, 3 Higgins

Dr. Dana Dingley, 5 Higgins

